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Department of Planning & Zoning**

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STAFF REPORT 2005-2006 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Lee

APR ITEM(S): 05-IV-2RH

NOMINATOR(S): Marianne Bowen

ACREAGE: 1.4 Acres.

Note: The nomination indicates an area of 2.05 acres. This area has been reduced to 1.4 acres because land has been acquired for the Woodrow Wilson bridge project

TAX MAP I.D. NUMBERS: 82-2((1))15, 15A, 16

GENERAL LOCATION: South of the Capital Beltway and west of South Quaker Lane

PLANNING AREA(S): IV
District(s): Rose Hill
Sector: Burgundy (RH3)
Special Area(s): N/A

ADOPTED PLAN MAP: Public Parks

ADOPTED PLAN TEXT: The Plan indicates that this area is included in the Burgundy Neighborhood Improvement Program and Conservation Plan adopted for the Burgundy community and is planned as open space.

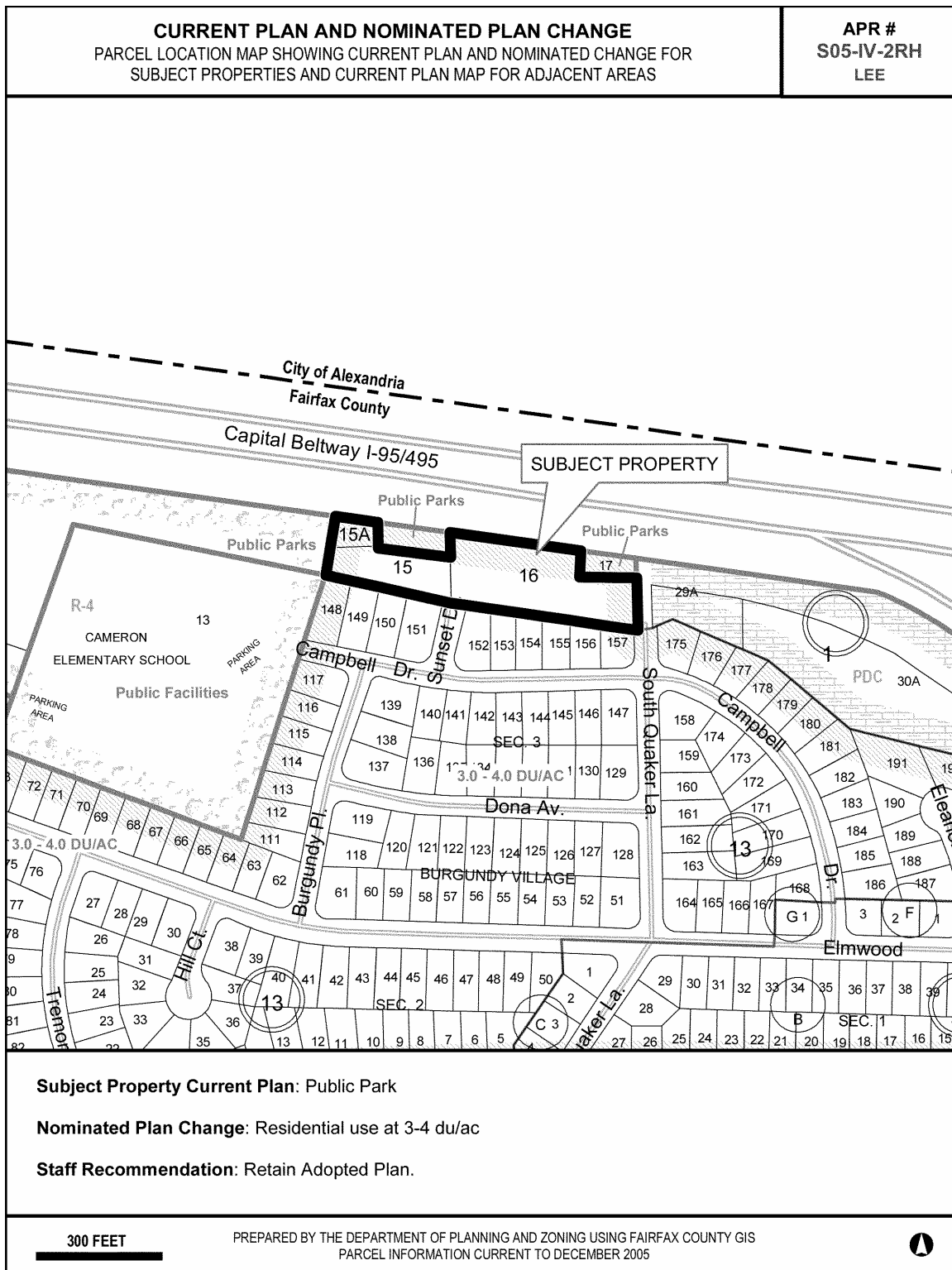
For complete Plan text see
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>

Note: The Burgundy Neighborhood Improvement Program and Conservation Plan expired on April 30, 2004

NOMINATED PLAN AMENDMENT: Residential use at a density of 3-4 dwelling units per acre (du/ac)

SUMMARY OF STAFF RECOMMENDATION:

_____	Approve Nomination as submitted
_____	Approve Staff Alternative
<u> X </u>	Retain Adopted Plan



CONTEXT

General Location: The subject property is located generally south of the Capital Beltway and west of South Quaker Lane.

Planned and Existing Land Use and Zoning:

Subject Property: The subject property is located in the Burgundy Community Planning Sector (RH3) of the Rose Hill Planning District and has a current Plan Map designation of public parks. The Comprehensive Plan for this area indicates that it is included in the Burgundy Neighborhood Improvement Program and Conservation Plan and is planned for open space uses. The area is mostly vacant with one house on parcel 82-2((1)) 16. The area is currently zoned R-4. According to the Department of Tax Administration (DTA) records, the nominated area is a part of the Burgundy Community which is an old neighborhood built in the 1950s.

Adjacent Area:

North: Capital Beltway

East: Vacant parcel that is planned residential at 3-4 du/ac and zoned Planned Development Commercial (PDC).

South: Single-family detached units that are planned residential at 3-4 du/ac and zoned R-4.

Southwest: Cameron Elementary School area that is planned for public facilities and zoned R-4.

West: Cameron Run Park that is planned for Public Parks and zoned R-4.

PLANNING HISTORY

The group of parcels is included in the Burgundy Neighborhood Improvement Program and Conservation Plan, adopted April 30, 1979. The Burgundy Neighborhood Improvement Program and Conservation Plan, administered by the Fairfax County Department of Housing and Community Development, expired on April 30, 2004. No changes have been made to the Comprehensive Plan for the subject area since 1995.

ADOPTED COMPREHENSIVE PLAN TEXT

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Rose Hill Planning District as amended through 12-6-2004, Burgundy Community Planning Sector (RH3), page 53, Land Use Recommendation #7:

“A neighborhood improvement program and conservation plan was adopted for the Burgundy community by the Board of Supervisors on April 30, 1979. The basic goal of this document is the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program lists a series of public

improvement projects that will be necessary to improve living conditions in Burgundy. The conservation plan provides the legal mechanisms for carrying out the proposed improvement activities, and it sets standards for future development and rehabilitation in the community. The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately south of the Beltway; continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.”

Nominated Plan Amendment

The nomination proposes to modify the Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Rose Hill Planning District as amended through 12-6-2004, Burgundy Community Planning Sector (RH3), page 53, Land Use Recommendation #7 to read as follows:

“A neighborhood improvement program and conservation plan was adopted for the Burgundy community by the Board of Supervisors on April 30, 1979. The basic goal of this document is the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program lists a series of public improvement projects that will be necessary to improve living conditions in Burgundy. The conservation plan provides the legal mechanisms for carrying out the proposed improvement activities, and it sets standards for future development and rehabilitation in the community. The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately south of the Beltway except parcels 82-2((1))15, 15A, 16; continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.”

The Comprehensive Plan Map would be changed from public parks to residential at 3-4 du/ac.

ANALYSIS

The nomination proposes to change the Comprehensive Plan from public parks to residential use at a density of 3-4 du/ac. The nominator wishes to develop the area with attached affordable dwelling units (ADU). There are several issues associated with the site that challenge the success of the intended project.

Zoning

Currently the property is zoned R-4 which with bonus density for affordable dwelling units could be developed at a maximum density of 4.8 units per acre. However, the units are required to be detached and the nominator’s intended development is of the attached type. The nomination is intended to facilitate approval of the development of townhouses.

Environmental***Noise***

The subject area has several environmental constraints that limit development potential of this site. The subject property is adjacent and within 200 feet of the eastbound lanes of the Capital Beltway (I-495) right-of-way. Because of the proximity to a primary highway, noise is a concern. It is highly possible that the property falls within a noise contour that exceeds day-night loudness levels (DNL) of 75 decibels. The Comprehensive Plan does not support new residential use in areas with noise exposures exceeding average DNL levels of 75 decibels. There is an existing noise barrier located within the right-of-way for I-95. However, this may not reduce noise adequately for any residential units located in close proximity to the right-of-way.

Floodplain

The subject area is within a 100 year floodplain for an unnamed tributary of Cameron Run and is considered an Environmental Quality Corridor (EQC). The Comprehensive Plan recommends preservation and protection of all EQCs.

Wetlands

Based on the soils information the adjoining properties have hydric soils, a characteristic of wetlands. The available soils map indicates that the subject property's soil conditions have not been mapped. A site investigation would be necessary to confirm if wetlands are present. The Comprehensive Plan discourages intrusion into wetlands.

Parks

Park deficiencies exist in the Rose Hill Planning District. This nomination will reduce the amount of land planned for a public park and further exacerbate the deficiency.

RECOMMENDATION

The ability to develop this property is constrained by the presence of floodplain, and other possible limiting factors such as highway noise. The current Plan designation of public parks provides a desirable alternative to residential use and if implemented, could further the Comprehensive Plan policies for water quality protection. In addition, there has been no change in circumstances which would warrant replanning of the parcels. Therefore, staff recommends that the current Plan be retained.